

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership Office
23 Royce Circle**

Tuesday, August 19, 2014

MINUTES

Members: Paul Aho, Sondra Astor-Stave, Steve Bacon, Laurie Best, Manny Haidous, Chris Kueffner, Peter Millman, Karin Randolph, Betsy Paterson

Staff: Kathleen Paterson

Guests: Geoff Fitzgerald and Andy Graves, BL Companies; Phil Best

1. Call to Order

Steve Bacon called the meeting to order at 5:00 pm.

2. Public Comment

There was no public comment.

3. Approval of Minutes from March 18, 2014 and July 15, 2014

Betsy Paterson moved to approve both sets of the Minutes as presented.

Karin Randolph seconded the motion.

The Minutes were approved unanimously.

4. Review of Storrs Center Sustainability Guidelines for Wilbur Cross Way; and Phases 1A, 1B, and 1C

Mr. Bacon introduced the guests and explained the process for reviewing the Sustainability Guidelines, in particular for Phases 1A, 1B, 1C, Wilbur Cross Way, and Phase 4.

Andy Graves of BL Companies reviewed the progress on the MP-2 building, part of Phase 4. He noted that he had completed the Sustainability Guidelines checklist for the shell of the building only. Mr. Graves explained that the remaining portions of the checklist will need to be completed when the tenant fit-out occurs. Mr. Graves reported that he is waiting for documentation on a couple of items and will submit the final package once all documentation is received.

Geoff Fitzgerald of BL Companies reviewed the final checklist for Wilbur Cross Way. He explained the ways in which the project complied with requirements regarding light pollution, heat islands, irrigation, landscape, and storm water management.

(Manny Haidous arrived at 5:15 pm.)

Mr. Graves reviewed the checklist for TS-3 (Phase 1C). He noted that a different material was used on the roof than in Phases 1A and 1B. Mr. Graves explained that he is waiting for documentation on a couple of items from Erland and from EdR before finalizing the checklist. He said he would submit all of the reports as a comprehensive package once all documentation is received.

Mr. Haidous asked if there had been changes to the storm water management plan and expressed concern about seeing water accumulating in the construction site behind University Plaza during heavy rainfalls.

Mr. Fitzgerald explained that the storm water management plan is part of the master plan and was part of a very detailed package submitted to the Army Corps of Engineers and the then CT Department of Environmental Protection (DEP). He noted that the Army Corps and DEP did not require that the developer do mitigation because the new system that has been installed has greatly improved the water quality. Mr. Fitzgerald said he was not aware of a problem with water accumulating.

Kathleen Paterson noted that there was a temporary retention pond as part of the construction of Phase 2 along Wilbur Cross Way as there was for previous phases of construction including the parking garage. She said it is a temporary measure.

Chris Kueffner asked if the work achieved the plan.

Mr. Fitzgerald said that question would need to be addressed by the property owners.

Mr. Millman observed that the one area of difficulty appears to be the requirement to source materials regionally.

Mr. Graves agreed that this requirement was the most difficult to achieve. He noted that when the Partnership and Steven Winter Associates created the Sustainability Guidelines, they used LEED 1.2 as a reference. He explained that LEED is now on version 4, which has reduced the emphasis on the regional sources. Mr. Graves noted that as building codes have changed to emphasize sustainable products and systems, manufacturers have responded to the change in demand.

Mr. Bacon thanked Mr. Fitzgerald and Mr. Graves for their efforts on the first phases of Storrs Center. He noted that both men had been involved with the project for over ten years and expressed appreciation of their work on behalf of the Committee.

5. Adjourn

Ms. Paterson moved to adjourn. Mr. Millman seconded the motion.

The meeting adjourned at 6:05 pm.

Minutes prepared by Kathleen M. Paterson